



Office of the City Engineer
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JANUARY 2018

2017 ANNUAL REPORT

WEST LAFAYETTE ENGINEERING DEPARTMENT

The following is a summary of the projects, developments, and day-to-day operations of the West Lafayette City Engineer's Office in 2017.

TRANSPORTATION

Completed Road Projects:

- **Happy Hollow Road:** The reconstruction of Happy Hollow Road is complete. This federally funded project (80%) rebuilt the road along with installing new curbs, pavement, storm sewers, and a continuous trail to connect neighborhoods to Happy Hollow Park. Rieth-Riley completed this nearly \$6,000,000 project this past summer.
- **River Road Combined Sewer Overflow Project:** This \$25 million project was awarded to Bowen Engineering. The project entails the installation of a pipe 8 feet in diameter and more than 20 feet deep under the southbound lanes of River Road stretching from just north of the West Lafayette Wastewater Treatment Plant to Quincy Avenue. This is a combined sewer benefit that is part of our long term control plan and permit with IDEM. The project will greatly reduce the amount of sewer overflow into the Wabash River during heavy rain events. A new roundabout has been created at the intersection of River Road and Williams Street / Tapawingo Drive S. All work has now been completed with this project.
- **2017 Community Crossings:** This project involved the repaving of N. Grant St. from Meridian St. to Salisbury St. and Salisbury St. from Robinson St. to Grant St. as well as the following side streets: W. Sunset Ln., Forest Hill Dr., Hayes St., W. Leslie Ave. & Hillcrest Rd. The project also includes the following streets in the Wabash Shores area: Indian Trail Dr. from E Lindberg Ave. to Knox Dr., Chippewa St. from Pawnee Dr. to Happy Hollow Rd., Pawnee Dr. from Indian Trail Dr. to Chippewa St., E. Navajo St. from Indian Trail Dr. to Chippewa St., and Knox Dr. from Indian Trail Dr. to Happy Hollow Rd. Along with the repaving, work was also done to replace bad sections of both sidewalk and curb in these areas along with upgrading several of the storm structures.

This project was part of the state's Community Crossing initiative and was funded by a 50/50 match from the state. Milestone was awarded this project for \$1,350,736.98.

The second portion of the community crossings project was to resurface streets on the east end of the University Farm subdivision. The roads that were worked on were Jasper, Stueben, Elkhart, Decatur, and Sullivan. The work was performed by Pavement Restorations, Inc. and Rieth-Riley.

- **Kingston Trail Project:** This new federally funded trail project (80%) connected a multiuse path from Salisbury Street to the Heritage Trail entrance of Happy Hollow Park near Rose Street. The project included new curb, drainage improvements, safety improvements, and lighting. Milestone was awarded the contract for approximately \$600,000. All work is now completed for this project and the trail has been very well received. The City was able to fund the complete repaving of Kingston Dr. to allow for a very nice finished product for the traveling public.
- **Happy Hollow Road Trail and Street Lighting:** This lighting project installed bollard lights along the trail on the west side of Happy Hollow Rd. and street/trail style lighting on the northern half of the project from Hollowood Dr. to Chippewa St. Midwestern Electric was awarded the contract for \$408,636.72. All work is now completed for this project and the street and trail lights have been very well received. The project was finished both on time and under budget at \$386,789.35.

In-Progress Road Projects:

- **State Street Master Plan / Perimeter Parkway:** This is a transformative community project that is scoped to reconstruct State Street through West Lafayette as well as complete the development of a perimeter parkway around the Purdue University campus. The project has been procured under a P3 format (Public – Private Partnership) through the Joint Board between the City and University for a long term cost of \$120 million. After extensive review and negotiations, the contract was awarded to Plenary Roads State Street (PRSS) team comprised by the partnership of the Plenary Group and Rieth-Riley Contractors. Plan development is ongoing as part of the design build aspect of the contract.

Construction began on April 15, 2017 as scheduled to great fanfare. By November 30, 2017 the vast majority of what was scheduled to be completed was done. Phase two is scheduled to begin Spring 2018 and will involve the reconstruction of Stadium Ave. from Northwestern Ave. to McCormick Rd. and the reconstruction of McCormick Rd. from US 231 to just north of Stadium Ave. A roundabout will be installed at the intersection of McCormick Rd. and Stadium Ave. Williams St. will also be extended to connect into Harrison St. at Marsteller St.

- **Happy Hollow Stream Relocation:** The stream relocation project will be realigning the Happy Hollow Stream away from the roadway to prevent erosion and to improve the efficiency of the flow through the existing culvert. R & W Excavation has completed

the excavation of the new channel. Once the new grass and trees have been well established, the old section of stream will be filled in and water will be diverted to the new section.

In-Design Road Projects:

- **Lindberg Road Project:** Design work for the reconstruction of Lindberg Road from Salisbury Street to Northwestern Avenue has begun. Work will rebuild the road with new storm water infrastructure, curbs, pavement, upgraded bike and pedestrian facilities, street lighting and landscape improvements. The road is currently scheduled to be constructed in the 2019 construction season.
- **Yeager Road, Phase 3:** This project will completely reconstruct the stretch of road from Sagamore Parkway to Cumberland Avenue. New amenities will include a new trail system and lighting. Construction is expected to begin in 2020.
- **Cherry Lane Extension:** With the Purdue sports complex on McCormick Road being more utilized, there has been interest in providing a connection to US 231. This project would extend Cherry Lane and provide a signaled intersection at US 231 and a roundabout at Cherry Lane and McCormick Road. The current plan is to build a trail on the south side to provide access to the sports fields.
- **Brown Street:** A realignment of Brown and Howard will be built in 2018 to allow easier flow through that intersection, safer and more convenient access to the businesses along Brown St, and a more attractive streetscape.

Sidewalk & Trail Projects:

- **Sidewalk and Curb Project:** The City completed a curb, curb ramp, and sidewalk project using CDBG funding. The project was awarded in 2016 to Dixon Contractors for \$235,950. This project repaired curb and sidewalk on Vine Street, Sylvia Street, Stadium Avenue and Littleton Street. Additional work was also added on Park Lane that boosted the final cost of the project to \$258,272.
- **Sidewalk Trip Hazard Removal:** The City hired Precision Concrete Cutting to remove sidewalk trip hazards, concentrating on the hazards in the Levee shopping district and the Amberleigh Village subdivision. We also managed to clean-up Salisbury St. from Meridian St. to State St. The cost of this project was \$36,509.13.
- **Sidewalk Repair Project:** The City awarded two contracts to Pour Boys Concrete to perform two separate concrete repair projects. The first project was awarded to them for \$35,358.23 through the Board of Works and involves the repair/replacement of many small areas throughout the City. This project should be completed by early Spring 2018. The second project was awarded to them for \$29,074.90 through the Redevelopment Commission and involves the repair/replacement of deteriorating concrete in the Amberleigh Village Subdivision. This project has a completion date of May 31, 2018.

- **Sagamore Parkway Trail Project:** This project is under design and is a planned connection from the Nighthawk Trail to the new bridge over the Wabash River. It will be on the north side of Sagamore Parkway and provide a much needed pedestrian and bike friendly connection across the river on the north side of the City. This is a federally funded project (80%) and is currently scheduled to start construction in the fall of 2019.
- **Happy Hollow Neighborhood Trail:** A new trail and entrance to Happy Hollow Park is being designed. The trail will allow pedestrians and bicyclists easy and safe access into the park at the main entrance. It will also connect the existing trail down to the south parking lot off of Happy Hollow Road. This is a federally funded project (80%), and the majority of the work will be done in 2019.

BUILDING CONSTRUCTION

New Commercial:

• Walt's Pub & Grill	\$ 2,000,000
• West Lafayette Shoppes	\$ 840,000
• Yeager & Kent, LLC	\$ 728,500
• McDonald's – Sagamore Pkwy	\$ 1,300,000

Commercial Remodel:

• Payless	\$ 8,400,000
• Sagamore Park Centre Façade	\$ 860,000
• Purdue Federal Credit Union – Phase 1	\$ 2,384,700
• Russell Company – exterior	\$ 375,000
• Elmcroft Senior Living	\$ 250,000
• Nothing Bundt Cakes	\$ 180,000
• Pet Valu	\$ 150,000
• Kurz Building	\$ 150,000
• Jimmy John's – State St	\$ 175,000
• West Side Smiles, LLC	\$ 328,000
• Vistech	\$ 500,000
• Wendy's – State St	\$ 580,000
• Franciscan Physician's Network	\$ 283,727
• Greyhouse Coffee	\$ 320,000
• Brokerage Brewery	\$ 400,000
• Starbuck's – State St	\$ 288,398
• Starbuck's – Meijer Stores	\$ 1,008,000
• University News	\$ 250,000
• Kurz – Suites E2440, E2450 & E2960	\$ 339,405
• Kurz – Spensa Technologies	\$ 473,126
• Kurz – Café	\$ 61,000
• Aerospace – OTC 1 st Floor	\$ 350,000
• Pure Barre	\$ 125,000
• Little Star	\$ 1,008,000
• JAM Lab	\$ 565,915
• KJG – office expansion	\$ 100,000
• PRF – Rolls Royce	\$ 250,000
• Cook	\$ 435,000

Planned Developments:

• 302 Vine	\$ 12,000,000
• The Hub	\$ 39,000,000
• The Hub – pool	\$ 320,000
• The Rise at Chauncey – foundation only	\$ 4,000,000

Other:

• WL New Intermediate School	\$ 23,700,000
• WL High School Orchestra Pit	\$ 252,000
• WL Cumberland School	\$ 14,000,000
• FIJI Fraternity House – remodel	\$ 350,000
• AOPi Sorority – resubmittal	\$ 2,500,000
• Phi Sigma Kappa – New	\$ 3,550,000
• Kappa Sigma – remodel	\$ 200,000
• Upper Room – remodel	\$ 740,000
• University Lutheran – remodel	\$ 860,000

Sewer Tap Permits Issued Outside City Limits: (20 Total)

- Auburn Meadows (13)
- Huntington Farms (1)
- The Orchards (5)
- Sherwood Forest (1)

Issued Permits, Reviews and Inspections:

- Total building permits issued: 630
- Total constructed dollar value: \$145,620,188
- Total building inspections: 1,903
- Total excavation permits issued: 189
- Total excavation inspections: 193
- Total stormwater permits issued: 20
- Total stormwater erosion control inspections: 802

Building Summary

The overall estimated construction cost of \$102 million (\$142 million including the school projects) permitted in 2017 was an increase compared to \$56.9 million in 2016. New Multi-Family Residential permits accounted for a large amount of the increase. These permits were up 591% from 2016 (\$55 million in 2017 compared to \$7.9 million in 2016). Fraternities & Sororities permits were also busy in 2017 with \$11 million in

improvements compared to \$4.7 million in 2016. The total number of permits issued in 2017 was 630. This is a 16.45% increase from 2016.

Attachments:

Exhibit A – Total Construction Dollar (2017)

Exhibit B – Total Permits Issued (2017)

Exhibit C – Annual Report Comparison (1990-2017)

Exhibit D – Chart – Constructed Value (1990-2017)

Exhibit E – Chart – Number of Permits Issued (1990-2017)

Exhibit F – Chart – Dwelling Units (1990-2017)

Respectfully Submitted,

Ed Garrison

Ed Garrison, P.E.
City Engineer

Chad Spitznagle

Chad Spitznagle
Building Commissioner

Exhibit A

CITY OF WEST LAFAYETTE, INDIANA
ENGINEERING DEPARTMENT
BUILDING PERMIT SUMMARY
TOTAL CONSTRUCTION DOLLARS
2017

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
New - Single Family Residences	\$ 815,000	\$ 413,900	\$ 420,000	\$ 1,312,790	\$ 1,949,600		\$ 514,560	\$ 874,870	\$ 912,205	\$ 338,000	\$ 1,122,000		\$ 8,672,925
Improvements - Single Family Residences	\$ 27,600	\$ 135,245	\$ 284,866	\$ 256,500	\$ 241,770	\$ 293,632	\$ 197,878	\$ 332,000	\$ 336,030	\$ 328,500	\$ 683,078	\$ 70,500	\$ 3,187,599
New - Multi-Family Residences		\$ 250,000	\$ 39,000,000		\$ 12,000,000						\$ 4,000,000		\$ 55,250,000
Improvements - Multi-Family Residences				\$ 7,500		\$ 15,000	\$ 52,000		\$ 70,000		\$ 2,995		\$ 147,495
New - Duplex													\$ -
Improvements - Duplex													\$ -
New - Commercial		\$ 2,000,000	\$ 840,000				\$ 2,028,500						\$ 4,868,500
Improvements - Commercial	\$ 100,000	\$ 51,045	\$ 2,646,800	\$ 1,294,176	\$ 9,805,278	\$ 501,000	\$ 651,700	\$ 1,467,000	\$ 1,311,727	\$ 605,915	\$ 403,000	\$ 130,000	\$ 18,967,641
Build-Out - Commercial	\$ 873,531	\$ 620,000											\$ 1,493,531
New - Office/Research													\$ -
Improvements - Office/Research													\$ -
New - Other (pool)									\$ 320,140				\$ 320,140
Improvements - Other (change of use, pool)							\$ 10,000						\$ 10,000
Miscellaneous (signs, electrical, demo)	\$ 131,580	\$ 1,759,086	\$ 121,364	\$ 108,995	\$ 67,250	\$ 552,645	\$ 53,650	\$ 66,087	\$ 104,707	\$ 344,100	\$ 29,110	\$ 38,694	\$ 3,377,268
Total Construction Value	\$ 1,947,711	\$ 5,229,276	\$ 43,313,030	\$ 2,979,961	\$ 24,063,898	\$ 1,362,277	\$ 3,508,288	\$ 2,739,957	\$ 3,054,809	\$ 1,616,515	\$ 6,240,183	\$ 239,194	\$ 96,295,099
Tax Exempt													
New - Healthcare													
New - Fraternities/ Sororities								\$ 5,550,000					\$ 5,550,000
Improvements - Fraternities/Sororities				\$ 220,000	\$ 3,510,000	\$ 350,000	\$ 7,500						\$ 4,087,500
Improvements - Churches					\$ 860,000		\$ 871,505		\$ 8,310				\$ 1,739,815
New - School				\$ 23,695,000									\$ 23,695,000
Improvements - School						\$ 252,774					\$ 14,000,000		\$ 14,252,774
Demolition - School													
Total Tax-Exempt	\$ -	\$ -	\$ -	\$ 23,915,000	\$ 4,370,000	\$ 602,774	\$ -	\$ 6,429,005	\$ -	\$ 8,310	\$ 14,000,000		\$ 49,325,089
TOTAL DOLLARS	\$ 1,947,711	\$ 5,229,276	\$ 43,313,030	\$ 26,894,961	\$ 28,433,898	\$ 1,965,051	\$ 3,508,288	\$ 9,168,962	\$ 3,054,809	\$ 1,624,825	\$ 20,240,183	\$ 239,194	\$ 145,620,188

Exhibit B

**CITY OF WEST LAFAYETTE, INDIANA
ENGINEERING DEPARTMENT
BUILDING PERMIT SUMMARY
TOTAL PERMITS ISSUED
2017**

Exhibit B CITY OF WEST LAFAYETTE, INDIANA ENGINEERING DEPARTMENT BUILDING PERMIT SUMMARY													
TOTAL PERMITS ISSUED 2017													
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL PERMITS ISSUED
New - Single Family Residences	4	2	2	6	7	0	2	3	3	2	6	0	37
Improvements - Single Family	1	7	8	8	10	8	7	8	7	15	10	4	93
New - Multi Family Residences	0	0	1	1	1	0	0	0	0	0	1	0	4
Improvement - Multi Family Residence	0	0	0	1	0	1	3	0	1	0	1	0	7
New - Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
New - Commercial	1	1	1	0	0	0	2	0	0	0	0	0	5
Improvements - Commercial	4	5	3	6	14	3	7	8	3	3	3	3	62
New - Office/Research	0	0	0	0	0	0	0	0	0	0	0	0	0
Improvements - Office/Research	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc (Signs, electrical, Change of Use)	2	12	15	10	13	18	16	21	33	11	15	13	179
Demo - Total Units Demolished (235)	4	13	3	3	0	1	3	2	0	3	2	1	35
Right of Way Permits	20	12	18	10	12	16	27	26	7	10	16	15	189
Improvement - Other	0	1	0	1	2	1	0	2	0	1	1	0	9
Improvement - Fraternity/ Sorority	0	0	0	1	5	1	0	1	0	0	0	0	8
New - Fraternity/ Sorority	0	0	0	0	0	0	0	2	0	0	0	0	2
Total Permits Issued	36	53	51	47	64	49	67	73	54	45	55	36	630

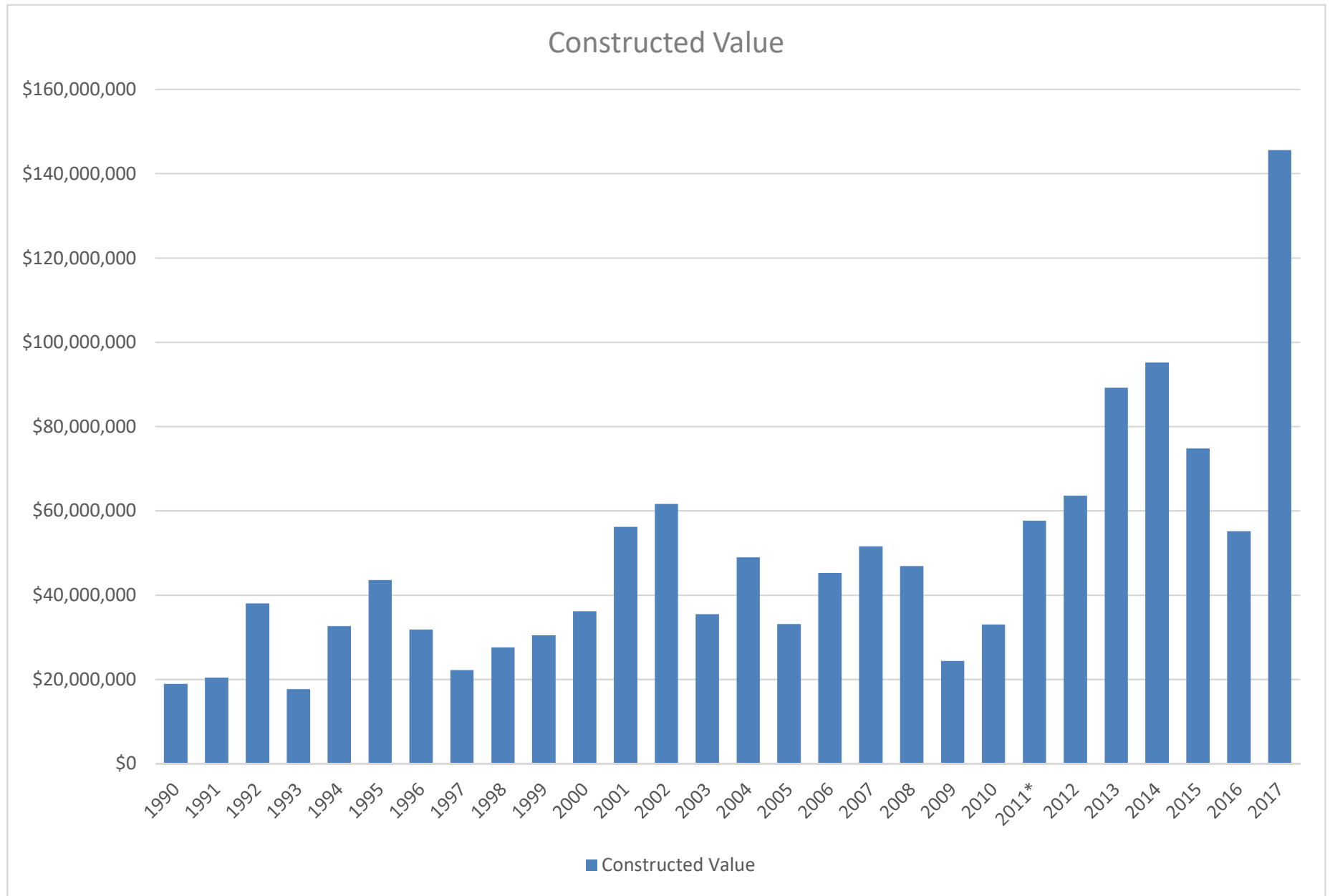
Exhibit C

**Engineering Department Annual
Report Comparison 1990 - 2017**

YEAR	SFR UNITS ADDED	MF UNITS ADDED	UNITS DEMOLISHED	CONSTRUCTION DOLLAR	TOTAL PERMITS ISSUED
1990	46	320	16	\$18,938,010	292
1991	72	195	22	\$20,428,257	381
1992	91	40	16	\$38,053,135	423
1993	77	56	2	\$17,730,187	399
1994	57	35	14	\$32,661,454	340
1995	47	46	6	\$43,626,487	343
1996	37	149	3	\$31,858,275	299
1997	42	18	15	\$22,177,289	314
1998	44	39	12	\$27,590,199	336
1999	29	345	22	\$30,506,302	358
2000	40	18	NA	\$36,229,009	322
2001	24	485	NA	\$56,182,070	345
2002	47	313	67	\$61,612,417	355
2003	52	96	5	\$35,468,268	352
2004	53	42	23	\$48,978,122	441
2005	89	11	42	\$33,174,022	410
2006	73	156	16	\$45,262,293	382
2007	117	31	15	\$51,608,956	372
2008	92	17	6	\$46,938,268	355
2009	72	23	10	\$24,426,841	337
2010	67	6	46	\$33,044,780	346
2011*	92	138	22	\$57,682,015	609
2012	86	135	21	\$63,563,297	647
2013	57	243	7	\$89,213,529	519
2014	52	794	28	\$95,173,544	628
2015	36	137	20	\$74,827,097	491
2016	51	80	13	\$55,169,342	541
2017	37	362	235	\$145,620,188	630
High	117 (2007)	794 (2014)	67 (2002)	\$145,620,188 (2017)	647 (2012)
Low	24 (2001)	6 (2010)	2 (1993)	\$17,730,187 (1993)	292 (1990)
* Beginning 2011 Right of Way Permits are included in Total Permits Issued					

Exhibit D

**ENGINEERING DEPARTMENT
ANNUAL REPORT COMPARISON
1990-2017**



ENGINEERING DEPARTMENT ANNUAL REPORT COMPARISON
1990-2017

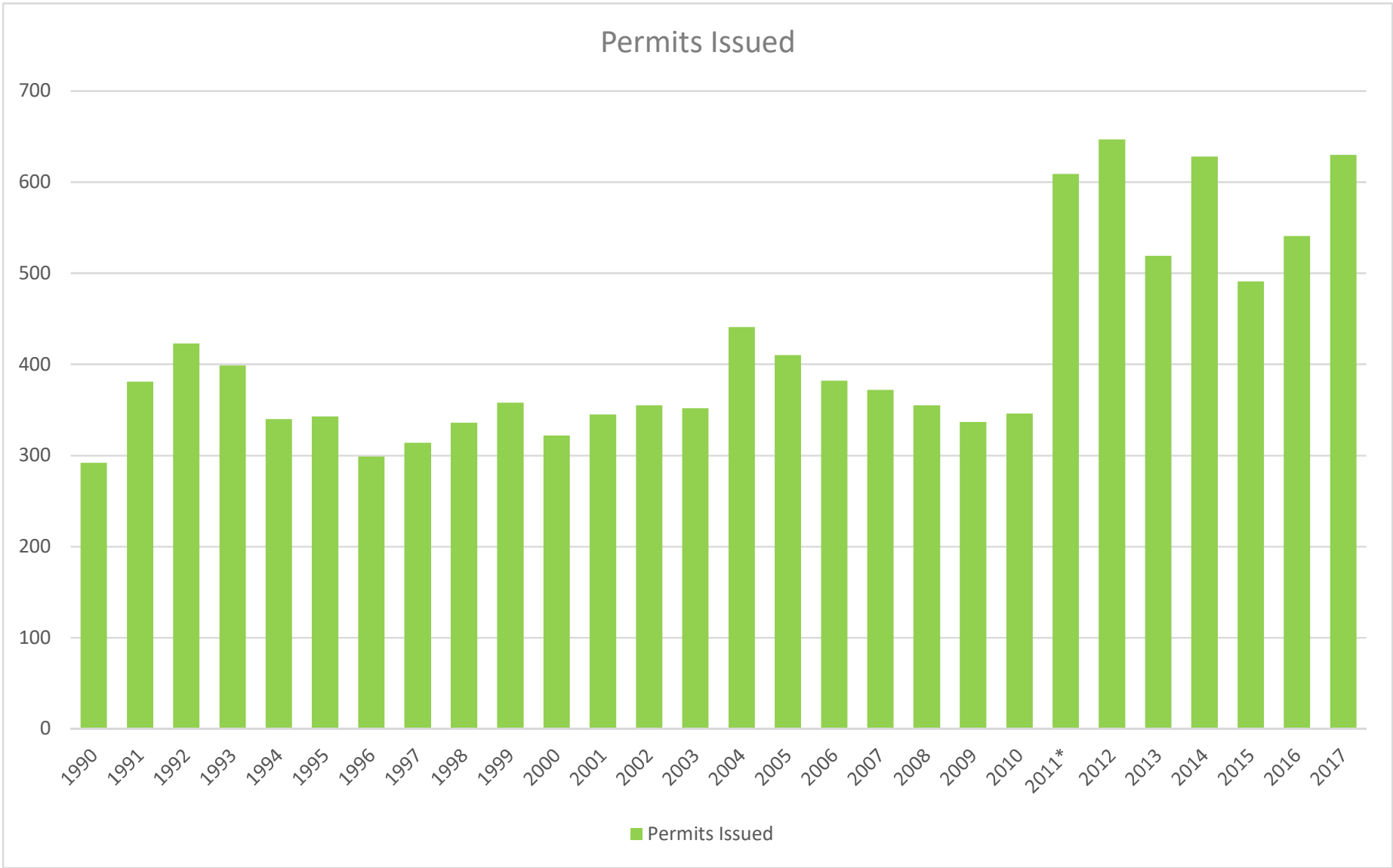


Exhibit F

ENGINEERING DEPARTMENT
ANNUAL REPORT COMPARISON
1990-2017

